



**County of Orange**

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**FILE:** PA03-0009

**DATE:** May 2, 2003

**TO:** File/Record/Applicant

**FROM:** Larry M. Leaman, Director, Planning and Development Services Department

**SUBJECT:** Planning Application PA03-0009 – An administrative Site Development Permit for the construction of a 55 dwelling unit “planned concept detached” multi-family complex within Planning Area 4-B of the Ladera Planned Community, consisting of a 55 detached condominiums mixed with three and four bedroom dwelling units, 154 off-street parking spaces and associated improvements. This Site Development Permit also includes a temporary models sales office/complex for the first sale of dwelling units in this project within Lot 16 of Tract 16341 and a future identical project within Lot 2 of Tract 16271.

**APPLICANT:** D. R. Horton

Authorized Agent: Planning Solutions, Jay Bullock

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## **I. NATURE OF PROJECT:**

This is an administrative Site Development Permit for the construction of a 55 dwelling unit “planned concept detached” multi-family complex on a 5.1 acres building site within Planning Area 4-B of the Ladera Planned Community, consisting of a 55 detached condominiums mixed with three and four bedroom dwelling units, 154 off-street parking spaces and associated improvements. The net density for the project is 10.8 du / acre. This Site Development Permit also includes a temporary models sales office/complex for the first sale of dwelling units in the complex within Lot 16 of Tract 16341 and a future complex within Lot 2 of Tract 16271.

The dwelling units within the project will consist 55 detached condominium buildings on the single building site (Lot 16 of Tract 16341). Each building will be comprised of floor plans identified as plan 1 through 5 with a variation of floor plans for each plan type. The Plan 1, Plan 2, Plan 3 and Plan 5 floor plans are 3-bedroom units, Plan 4 is a 3- bedroom with a separate loft, noted as a four bedroom unit. Each building is in compliance with the minimum development standards for planned concept detached within the Ladera PC, including all proposed covered patio/deck spaces that are prevalent throughout the project. All buildings maintain a front elevation separation distance of 24 feet minimum between buildings/decks, not including ground level covered porches. All buildings maintain a minimum 8 feet separation between the adjacent units on each side. The buildings are 2 and 3 story structures and are identified in the approved drawings to be less than the 35 foot height limit for the residential districts of Ladera Planned Community. The project covers approximately

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30% of the net project area and provides approximately 47% of the net project area as usable open space for pedestrian paseos, common courtyard areas, and passive outdoor activity areas that are connected to the adjacent arroyo open space area. The proposed project conforms to the applicable site development standards and design guidelines.

The project site is fronted by Ethereal Road, a public street within Planning Area 4B with an adjacent planned concept detached project to the north, a multi-family project to the south and a portion of the open space pedestrian “arroyo” walkways located on the west side of the project site. One ingress and egress point is provided for vehicles to the interior of the project site from Ethereal Road. The interior street is 36 feet wide with parking on both sides of the street. Residential alleys branch off of the central spine street and are 24 - 25 feet in width and provide full access to each dwelling unit garage from the interior streets. The garages are setback between 3 to 5 feet from the curb line to provide the required maneuvering area out of each garage space. It should be noted that the Plan 1 includes a 2 foot cantilevered overhang over the garage and those units are required to provide a 5 foot driveway setback with a 24 foot alley in order to maintain the 15 foot setback from the centerline of the alley. All garages, driveways and parking stalls shall provide for adequate maneuvering areas within the project site in compliance with Section 7-9-145 of the Orange County Zoning Code.

Off-street parking is required to be provided in compliance with the Orange County Zoning Code Section 7-9-145 for multiple-family residential units utilizing the bedroom count method for calculating the number of parking spaces. All dwellings provide a standard two-car garage. The project is required to provide a minimum of 151 off-street parking spaces, per the bedroom count methodology of the Zoning Code, including guest parking spaces required. The project includes a total of 50 three bedroom units and 5 three bedroom units with a loft (counted as a fourth bedroom). A total of 154 parking spaces, either in garages, in parking bays or parallel spaces on the central 36 foot wide street is provided within the project site. The proposed off-street parking is comprised of 110 garage spaces, 28 perpendicular parking stalls distributed throughout the project within the interior private alleys, and 16 parallel spaces are provided on the central private street.

The project includes a preliminary landscape plan that is in compliance with the landscape/open space requirements of the development regulations. The project is required to provide a minimum of 10% open space within the project. The project site plan proposes a total of approximately 47% open space area that is comprised of the parkways and courtyard areas and pedestrian paseo walkway corridors fronting the buildings. In addition to the project open space, each unit has provided a minimum of 150 square feet of private usable open space. Most of the units are provided private yard areas, however, some of the Plan 1A unit type's (and reverse plans) private usable open space is comprised of covered porches and decks. In addition, care has been taken in the development of the landscape plan to ensure that the vehicle maneuvering areas remain unobstructed with the implementation of street trees and mailbox placements. A final landscape plan is required as a condition of approval to ensure consistency with the preliminary plan through implementation of the project.

A model home sales complex is included within this project to serve as the sales office for the first sale of units within this project, as well as an identical project located in Tract 16271, Lot 2. Buildings 45, 46, 47, 48, and 49 will serve as the temporary model homes / sales office location, with the sales office located within the garage area of the Building 49. Twelve (12) adjacent temporary off-street parking spaces will serve as temporary parking lot facilities to accommodate the sales facility. The temporary spaces are located within the future building locations for Building 52 - 55. A condition of

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approval for model home sales complex applies to this project and has been included within Appendix B.

The proposal was distributed for review and comment to ten County division for review and comment. Those comments have been addressed or the recommended conditions of approval are included within Appendix B.

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**II. REFERENCE:** (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code section 7-9-150 "Discretionary Permits and Procedures" and Section III.3 "Residential – Planned Concept Detached" of the Ladera Planned Community Program Text.

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**III. ENVIRONMENTAL DOCUMENTATION:**

The proposed project is covered by Final EIR No. 555, previously certified on October 17, 1995 and Addendum PA 99-0143 and Addendum PA 010109. Prior to project approval, the decision-maker must assert that together they are adequate to satisfy the requirements of CEQA for the proposed project.

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**IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Larry M. Leaman, Director  
Planning and Development Services Department

By: \_\_\_\_\_

Chad Brown, Chief  
CPSD/Site Planning Section

**APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

**ATTACHMENTS:**

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Appendix A - Findings

Appendix B - Conditions of Approval